

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCELS P-2a, P-2b, X-30, X-31,
X-32, X-33 and X-34 IN THE CAMPUS HIGH AND
SOUTH END URBAN RENEWAL AREAS
PROJECT NOS. MASS. R-129 AND R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Campus High and South End Urban Renewal Areas, Project Nos. Mass. R-129 and R-56, (hereinafter referred to as the "Project Areas"), as been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Lower Roxbury Development Corporation has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcels P-2a, P-2b, X-30, X-31, X-32, X-33 X-34 in the Campus High and South End Urban Renewal Areas, and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Lower Roxbury Development Corporation be and hereby is tentatively designated as Redeveloper of Disposition Parcels, P-2a, P-2b, X-30, X-31, X-32, X-33 and X-34 in the Campus High and South End Urban Renewal Areas, subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and

(ii) Evidence of firm financial commitments from banks or other lending institutions; and

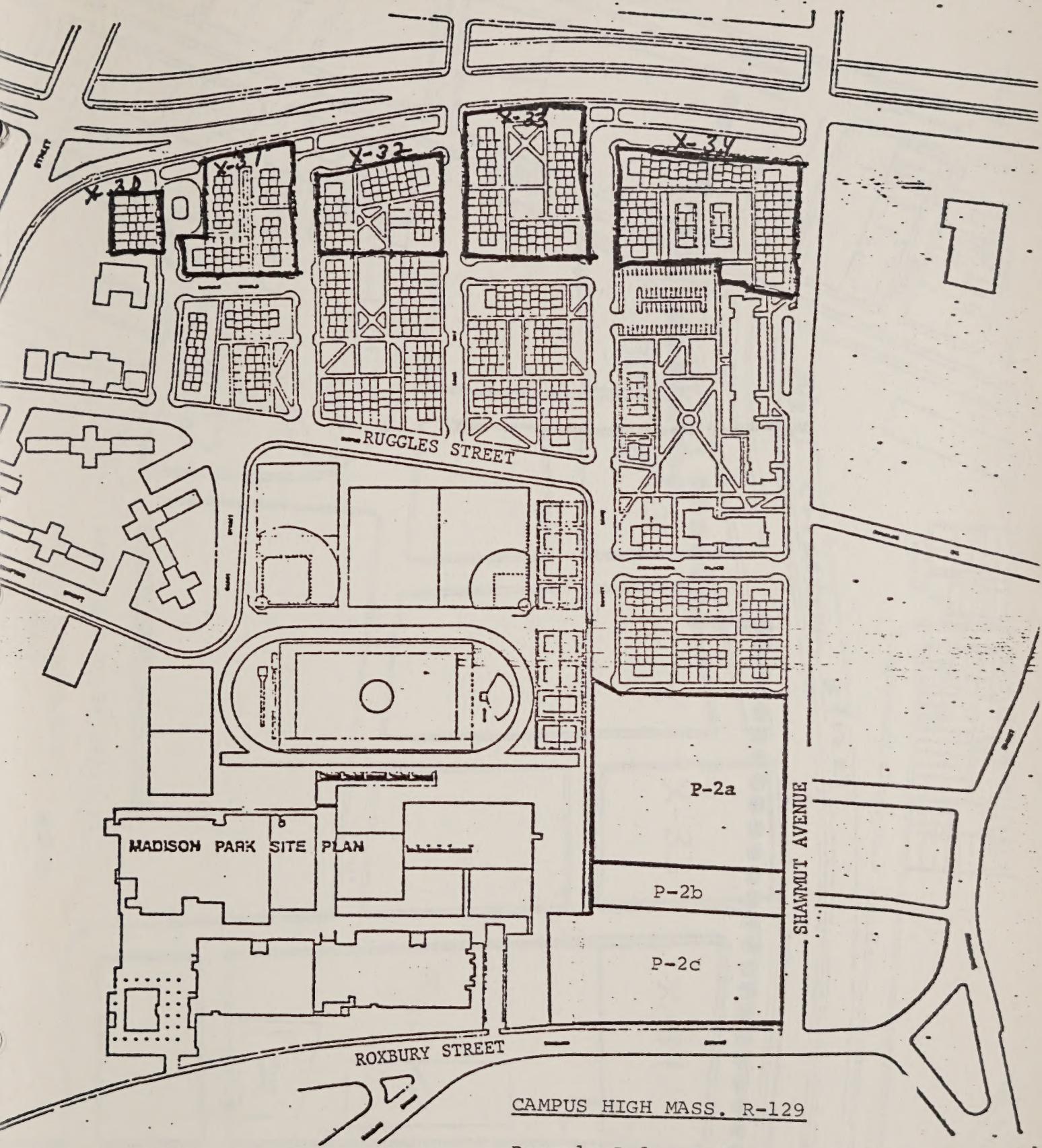
(iii) Final Working Drawings and Specifications; and

(iv) Proposed development and rental schedule.

2. That disposal of Parcels P-2a, P-2b, X-30, X-31, X-32, X-33 and X-34 by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



CAMPUS HIGH MASS. R-129

Parcels P-2a, P-2b

Shawmut Avenue

New cross town effect.

X-30

X-31

X-32

X-33

X-34

CAMPUS HIGH MASS. R-129

PARCELS X-30, 31, 32, 33, 34

Campus High/So. End
Boundary

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Lower Roxbury Development Corporation
- b. Address and ZIP Code of Redeveloper: 757 Shawmut Ave., Roxbury, MA 02119
- c. IRS Number of Redeveloper: 237164223

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in South End & Campus High Urban Renewal Areas

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,
is described as follows²:

Parcels P-2a, P-2b, X-30, X-31, X-32, X-33, X-34 =
Campus High/South End

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Massachusetts:

A corporation.

A nonprofit or charitable institution or corporation.

A partnership known as

A business association or a joint venture known as

A Federal, State, or local government or instrumentality thereof.

Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

February 25, 1970

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

²Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

<u>NAME, ADDRESS, AND ZIP CODE</u>	<u>POSITION TITLE (if any) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST</u>
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See Attachment A

6. Name, address, and nature and extent of interest of each person or entity (*not named in response to Item 5*) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (*for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper*):

<u>NAME, ADDRESS, AND ZIP CODE</u>	<u>DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST</u>
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N/A

7. Names (*if not given above*) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

N/A

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but *only* if land is to be redeveloped or rehabilitated in whole or in part for *residential* purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

a. Total cost of any residential redevelopment.	\$ 7,020,000
b. Cost per dwelling unit of any residential redevelopment.	\$ 45,000
c. Total cost of any residential rehabilitation	\$ N/A
d. Cost per dwelling unit of any residential rehabilitation	\$ N/A

2. a. State the Redeveloper's estimate of the average monthly rental (*if to be rented*) or average sale price (*if to be sold*) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
2 bedroom townhouse (1100 s.f.)	\$ 535	N/A
3 bedroom townhouse (1400 s.f.)	671	N/A

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals; Heat, hot water, and cooking gas are included in rental estimate. Parking will be on street; no fee charged.

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices: Each apartment will be equipped with stoves, refrigerator, disposals, air conditioner sleeves, and washer hookups.

CERTIFICATION

I (We) Ralph D. Smith, President of Lower Roxbury Development Corp. certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: October 15, 1979

Dated: _____

Lower Roxbury Development Corp.

By: Ralph D. Smith
Signature

Signature

Ralph D. Smith, President
TitleReverend Virgil E. Murdock, Clerk/Sec.
Title757 Shawmut Avenue
Boston, MA 02110

Address and ZIP Code

110 Arlington St., Boston, MA 02116
Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: Lower Roxbury Development Corp.
- b. Address and ZIP Code of Redeveloper: 757 Shawmut Ave., Roxbury, MA 02119
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in South End & Campus High Urban Renewal Areas

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts, is described as follows:

Parcels P-2a, P-2b, X-30, X-31, X-32, X-33, X-34 - Campus High/South End

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? YES NO
If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm. The Redeveloper, Lower Roxbury Development Corp. (LRDC) is a non-profit corporation established by the Lower Roxbury Community Corporation (LRCC) which is also a non-profit corporation. LRDC has a wholly owned business corporation, Lower Roxbury Management Corp. (LRMC) which controls the operations of LRDC's 3 previously developed projects
4. a. The financial condition of the Redeveloper, as of 1979, is as reflected in the attached financial statement. (See Attachment A)
(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)
- b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based: Bower, Bonanno & Co.
1000 Great Plain Avenue
Needham, MA 02192
5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land: This development will be a HUD insured project with Section 8 subsidies from HUD for 100% of the units. It is anticipated that interim financing for acquisition and construction will be provided by the Massachusetts Housing Finance Agency, and the permanent insured loan will be provided by MHFA or the Government National Mortgage Association.

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

<u>NAME, ADDRESS, AND ZIP CODE OF BANK</u>	<u>AMOUNT</u>
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See attached Financial Statement

b. By loans from affiliated or associated corporations or firms:

<u>NAME, ADDRESS, AND ZIP CODE OF SOURCE</u>	<u>AMOUNT</u>
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c. By sale of readily salable assets:

<u>DESCRIPTION</u>	<u>MARKET VALUE</u>	<u>MORTGAGES OR LIENS</u>
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7. Names and addresses of bank references:

Mr. Josiah Huntoon
State Street Bank & Trust Co.
225 Franklin St., Boston, MA 02110

8. a. Has the Redeveloper or (*if any*) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5,6, and 7 of the *Redeveloper's Statement for Public Disclosure* and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? YES NO

If Yes, give date, place, and under what name.

b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? YES NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion: LRCD has previously developed three projects which are located within the Campus High Urban Renewal Area. The operations of these projects are controlled by LRDC's subsidiary business corporation, LRMC. The projects are:

- 1) Smith House - 132 units for low and moderate income elderly households, construction completed 1973.
- 2) Haynes House - 131 units for low and moderate income families construction completed 1974.
- 3) Madison Park III - 120 units for low and moderate income families, construction completed 1979.

b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

N/A

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

See Item 9a.

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder: N/A

a. Name and address of such contractor or builder:

b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? YES NO

If Yes, explain:

c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ _____.

General description of such work:

d. Construction contracts or developments now being performed by such contractor or builder:

<u>IDENTIFICATION OF CONTRACT OR DEVELOPMENT</u>	<u>LOCATION</u>	<u>AMOUNT</u>	<u>DATE TO BE COMPLETED</u>
		\$	

e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT
\$

DATE OPENED

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? YES NO

If Yes, explain.

b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? YES NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We)¹ Ralph D. Smith, President of Lower Roxbury Development Corp. certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: October 15, 1979
 Lower Roxbury Development Corp.

By: Ralph D. Smith
 Signature

Dated: _____

Signature _____

Ralph D. Smith, President757 Shawmut Avenue
Boston, MA 02119

Address and ZIP Code

Title _____

Address and ZIP Code

¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

ATTACHMENT A

LOWER ROXBURY DEVELOPMENT CORP. BOARD OF DIRECTORS

Ralph D. Smith, President
757 Shawmut Ave.
Roxbury, MA 02119

C. Vincent Haynes, Vice President
United Community Planners
86 Kilby Street
Boston, MA 02109

Reverend Virgil E. Murdock, Clerk/Secretary
Theodore Parker Memorial Center
110 Arlington Street
Boston, MA 02116

Beryl Roach, Member
5 Thornton Street
Roxbury, MA 02119

Reverend Thomas Payne, Member
First Church of Roxbury
20 Putnam Street
Roxbury, MA 02119

Theodore Whittemore, Member
Fairfield & Ellis
225 Franklin Street
Boston, MA 02110

LOWER ROXBURY MANAGEMENT CORPORATION BOARD OF DIRECTORS

Ralph D. Smith, President/Director
757 Shawmut Avenue
Roxbury, MA 02119

C. Vincent Haynes, Director
United Community Planners
86 Kilby Street
Boston, MA 02109

Reverend Virgil Murdock, Treasurer
Theodore Parker Memorial Center
110 Arlington Street
Boston, MA 02116

Robert Tuchmann, Esquire, Clerk
Hale & Dorr
60 State Street
Boston, MA

David Redlick, Esquire, Assistant Clerk
Hale & Dorr
60 State Street
Boston, MA

Beryl Roach, Director
5 Thornton Street
Roxbury, MA 02119

LOWER ROXBURY COMMUNITY CORPORATION BOARD OF DIRECTORS

Ralph D. Smith, President
757 Shawmut Avenue
Roxbury, MA 02119

Eric Grey, Member
42 Waumbeck Street
Roxbury, MA 02119

C. Vincent Haynes, Vice President
United Community Planners
86 Kilby Street
Boston, MA 02109

Jean Coles, Member
11 Kerrway
Roxbury, MA 02120

Beryl Roach, Treasurer
5 Thornton Street
Roxbury, MA 02119

Mary Pearson, Acting Secretary
757 Shawmut Avenue
Roxbury, MA 02119

18 October 1979

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN/DIRECTOR

SUBJECT: TENTATIVE DESIGNATION OF REDEVELOPER
IN THE CAMPUS HIGH AND SOUTH END URBAN RENEWAL AREAS
DISPOSITION PARCELS P-2a, P-2b, X-30, X-31, X-32,
X-33 AND X-34

23864

On January 5, 1967, the Authority entered into a Memorandum of Understanding with the Lower Roxbury Development Corporation regarding the development of replacement housing in the Campus High Urban Renewal Area. Since that time, the Lower Roxbury Development Corporation ("LRDC") has constructed a 132 unit elderly building (Smith House), a 131 unit mid-rise family building (Haynes House), and a 120 unit townhouse development. LRDC has now prepared a proposal for the final phase of housing construction, Madison Park IV.

Madison Park IV is to be constructed on several parcels -- P-2a, P-2b, X-30, X-31, X-32, X-33 and X-34 -- totaling some 6-1/2 acres of vacant land. Parcels P-2a and P-2b are former school sites which are no longer required for that purpose. Parcels X-30, X-31, X-32, X-33 and X-34 are adjacent to the new Crosstown Street on the southerly side. These parcels were created out of land conveyed to the Authority by the Commonwealth of Massachusetts to be "used exclusively for housing constructed with Federal or State subsidy with a reasonable proportion being allocated, in the context of an urban renewal plan objective, for low and moderate income units".

The proposed project, Madison Park IV, will be located adjacent to a similar townhouse development, Madison Park III. The project will consist of 156 units of family housing in 22 buildings. The units will be in semi-detached row type structures. The project will contain 126 two bedroom, 24 three bedroom, and 6 four bedroom units. The apartments will be occupied by low and moderate income households. Parking will be on the street and in paved driveways adjacent to the individual units.

LRDC has submitted an application for funding for Madison Park IV to the Massachusetts Housing Finance Agency. The U.S. Department of Housing and Urban Development will provide the subsidy funding for the project. The Massachusetts Department of Public Works has begun construction of the Crosstown Street which includes the construction of several local streets which will serve Madison Park IV.

It is therefore recommended that the Authority tentatively designate Lower Roxbury Development Corporation as Redeveloper of Parcels P-2a, P-2b, X-30, X-31, X-32, X-33 and X-34 in the Campus High and South End Urban Renewal Areas.

An appropriate Resolution is attached.

Attachment

